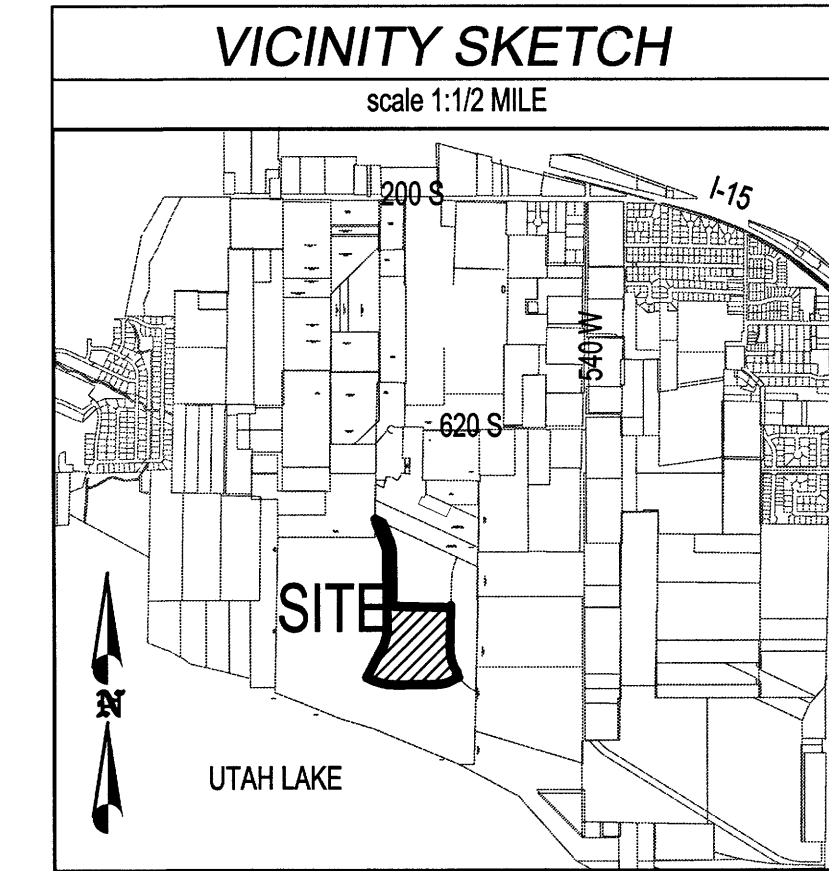


**AF CROSSINGS
PLAT "B"**
LOCATED IN NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 286882-2201. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 94-8-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

7-12-2021
DATE

PATRICK M. HARRIS
SURVEYOR

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED 88°52'20"W 2552.50 FEET AND SOUTH 1813.11 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 01°33'05" WEST 558.65 FEET; THENCE ALONG THE ARC OF A 642.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 381.09 FEET (CURVE HAVING A CENTRAL ANGLE OF 34°00'38" AND LONG CHORD BEARS S15°27'15" W 375.52 FEET); THENCE SOUTH 57°32'28" WEST 20.00 FEET; THENCE ALONG THE ARC OF A 662.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 61.16 FEET (CURVE HAVING A CENTRAL ANGLE OF 65°17'37" AND LONG CHORD BEARS N15°09'25" E 61.14 FEET); THENCE ALONG THE ARC OF A NON-TANGENT 10.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.78 FEET (CURVE HAVING A CENTRAL ANGLE OF 84°42'22" AND LONG CHORD BEARS N80°06'23" W 13.47 FEET); THENCE SOUTH 57°32'28" WEST 31.45 FEET; THENCE ALONG THE ARC OF A 527.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 292.95 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°50'58" AND LONG CHORD BEARS S73°27'55" W 289.19 FEET); THENCE SOUTH 89°23'24" WEST 550.03 FEET; THENCE ALONG THE ARC OF A 750.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 407.03 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°09'41" AND LONG CHORD BEARS N17°29'27" W 87.34 FEET); THENCE NORTH 27°43'34" EAST 486.75 FEET; THENCE ALONG THE ARC OF A 464.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 224.58 FEET (CURVE HAVING A CENTRAL ANGLE OF 27°42'22" AND LONG CHORD BEARS N13°43'20" E 222.21 FEET); THENCE NORTH 00°07'53" WEST 1043.37 FEET; THENCE ALONG THE ARC OF A 384.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS N11°13'07" W 139.99 FEET); THENCE NORTH 22°18'20" WEST 143.32 FEET; THENCE ALONG THE ARC OF A 513.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 87.45 FEET (CURVE HAVING A CENTRAL ANGLE OF 69°46'07" AND LONG CHORD BEARS N17°29'27" W 87.34 FEET); THENCE NORTH 68.38 FEET; THENCE SOUTH 65°09'00" EAST 82.43 FEET; THENCE ALONG THE ARC OF A 433.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 90.40 FEET (CURVE HAVING A CENTRAL ANGLE OF 11°59'29" AND LONG CHORD BEARS S16°19'06" E 90.33 FEET); THENCE SOUTH 22°18'20" EAST 183.32 FEET; THENCE ALONG THE ARC OF A 444.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 171.83 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07" E 170.76 FEET); THENCE SOUTH 00°07'53" EAST 694.85 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°19'02" AND LONG CHORD BEARS S41°17'42" E 34.83 FEET); THENCE SOUTH 89°26'59" EAST 740.19 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°00'00" AND LONG CHORD BEARS N48°33'02" E 42.43 FEET) TO THE POINT OF BEGINNING.

AREA = 1,119,858 SF OR 25.71 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22.

NUMBER OF LOTS 69

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12th DAY OF July, A.D. 2021

NAME/TITLE: SCOTT SMITHSON, MANAGER
LEFT TURN, LLC, A UTAH LIMITED LIABILITY COMPANY

NAME/TITLE: BRAD FROST, Mayor
AMERICAN FORK CITY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 12th DAY OF July, A.D. 2021, PERSONALLY APPEARED BEFORE ME
SCOTT SMITHSON, MANAGER
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF LEFT TURN, LLC, A UTAH LIMITED LIABILITY COMPANY,
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC: _____
NOTARY FULL NAME: Scott M. Roberts, A NOTARY COMMISSIONED IN UTAH.
COMMISSION NUMBER: 711750 MY COMMISSION EXPIRES: 4/30/24

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 13th DAY OF July, A.D. 2021, PERSONALLY APPEARED BEFORE ME
BRAD FROST, MAYOR
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF AMERICAN FORK CITY,
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS.

NOTARY PUBLIC: _____
NOTARY FULL NAME: Terilyn Lurker, A NOTARY COMMISSIONED IN UTAH.
COMMISSION NUMBER: 710356 MY COMMISSION EXPIRES: 2/4/25

TABULATIONS

DEVELOPMENT AREA	25.71 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, HIGH GROUND WATER TABLE, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

SURVEYOR
ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER
BERG
CIVIL ENGINEERING
1100 N. Highland Blvd. Suite 400
Highland, UT 84003
Office: (801) 465-1277
Cell: (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS 20th DAY OF July, A.D. 2021, BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 13th DAY OF July, A.D. 2021

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED: _____ ATTEST: _____
CITY ENGINEER CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 10th DAY OF March, A.D. 2021 BY THE AMERICAN FORK CITY PLANNING COMMISSION

PLANNER

CHAIRMAN, PLANNING COMMISSION

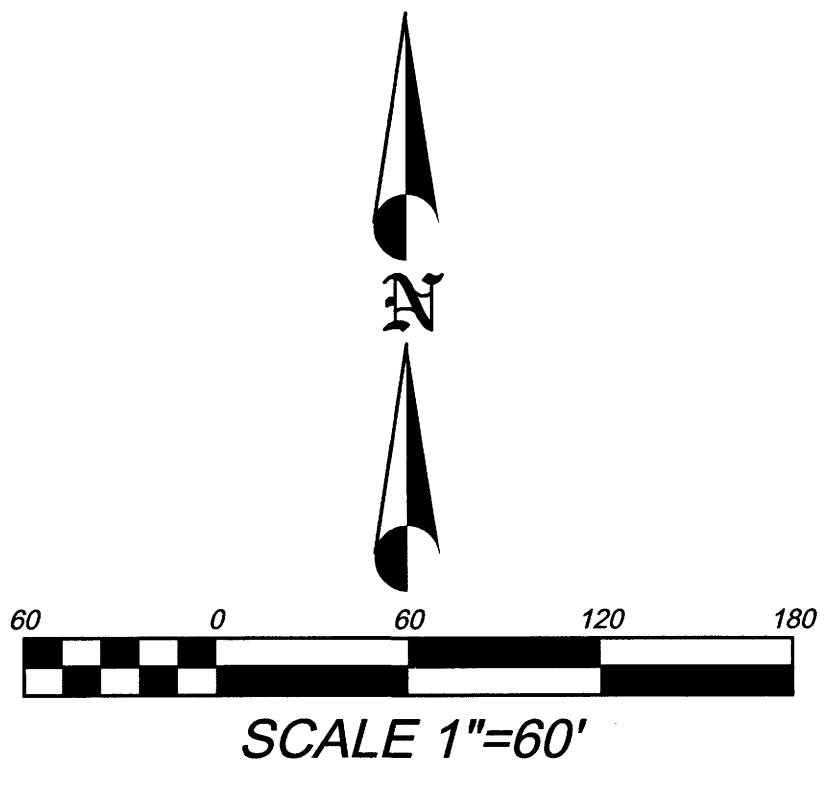
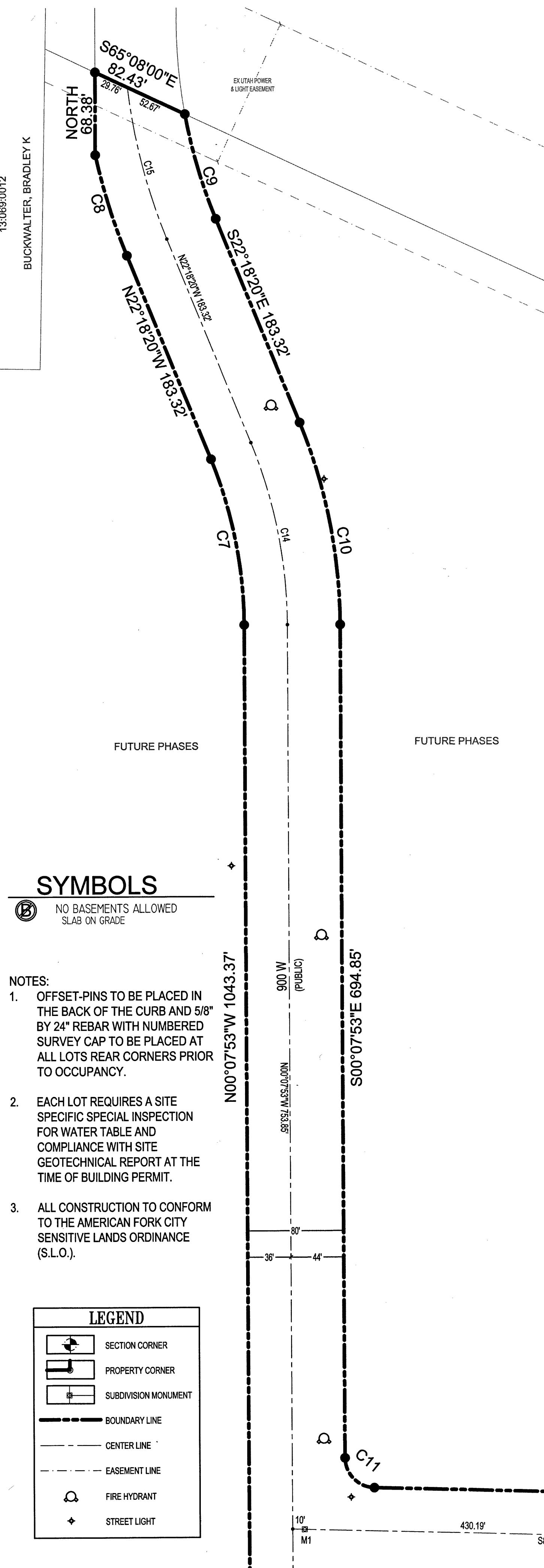
AF CROSSINGS PLAT "B"
LOCATED IN NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

1 of 2

SURVEYOR'S SEAL: PATRICK M. HARRIS, No. 286882, STATE OF UTAH

CLERK/RECORDER'S SEAL: _____



SYMBOLS

Ⓟ NO BASEMENTS ALLOWED SLAB ON GRADE

- NOTES:**
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
 - EACH LOT REQUIRES A SITE SPECIFIC SPECIAL INSPECTION FOR WATER TABLE AND COMPLIANCE WITH SITE GEOTECHNICAL REPORT AT THE TIME OF BUILDING PERMIT.
 - ALL CONSTRUCTION TO CONFORM TO THE AMERICAN FORK CITY SENSITIVE LANDS ORDINANCE (S.L.O.).

LEGEND

	SECTION CORNER
	PROPERTY CORNER
	SUBDIVISION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	STREET LIGHT

Sec. 27 T5S R1E SLB&M T10660

